



BARKERS

OPENING DOORS FOR YOU



7 Twelfth Avenue

Liversedge, WF15 8LF

Asking Price Of £140,000

Property Description

DESCRIPTION

NO ONWARD CHAIN - three bedroomed semi-detached property suitable for Investors or First Time Buyers with uPVC double glazing and gas fired central heating with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, kitchen/dining area, three bedrooms, house bathroom, front yard and rear garden with single garage.

LOUNGE

Composite part glazed front door leading into the hallway with door leading off into the lounge area/kitchen/dining area, stairs leading to the first floor landing.

LOUNGE

20' 02" x 11' 06" (6.15m x 3.51m) Spacious lounge featuring a wood surround living flame gas fire.

KITCHEN/DINER

Fitted with modern kitchen with wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, electric hob with extractor over, electric oven. space for automatic washing machine.

LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and house bathroom.

BEDROOM ONE

11' 11" x 11' 04" (3.63m x 3.45m) Double bedroom to the front of the property.

BEDROOM TWO

11' 04" x 8' 01" (3.45m x 2.46m) To the rear of the property.

BEDROOM THREE

6' 03" x 9' 00" (1.91m x 2.74m) Single room to the front of the property.

HOUSE BATHROOM

Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, vinyl flooring.

EXTERIOR

Small yard to the front of the property, garden to the rear with access to a single garage.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk then turn right on Whitehall Road/A58 then left onto Hunsworth Lane, continue onto Whitechapel Road then left onto Kenmore Road turn right onto Whitcliffe Road then left onto Westcliffe Road then right onto Westgate/A643 then left onto New Lane then left onto Halifax Road the right onto Windy Bank Lane then left onto Sixth Avenue which leads onto Twelfth Avenue where the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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